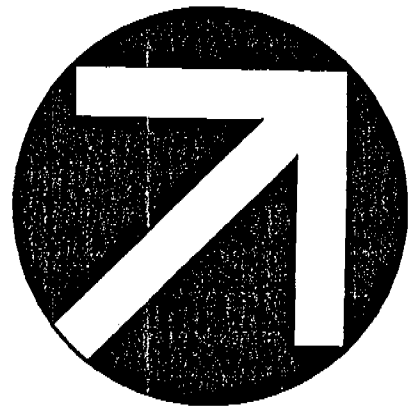
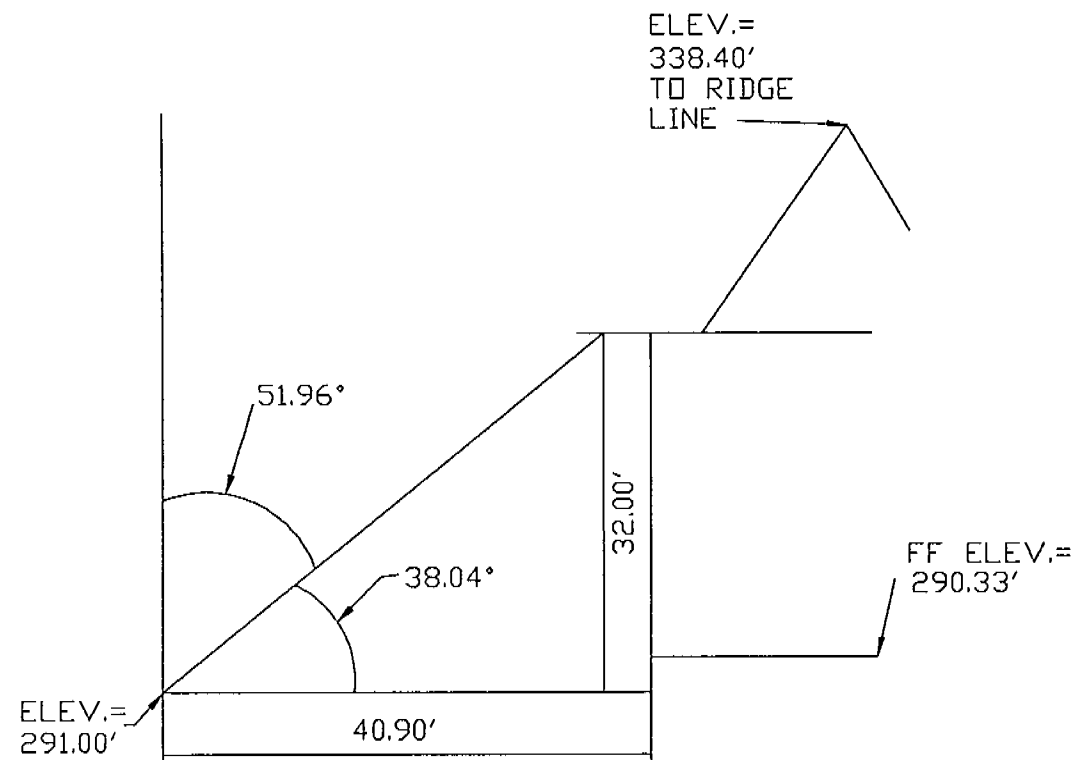


REQUESTED WAIVERS AND MODIFICATIONS

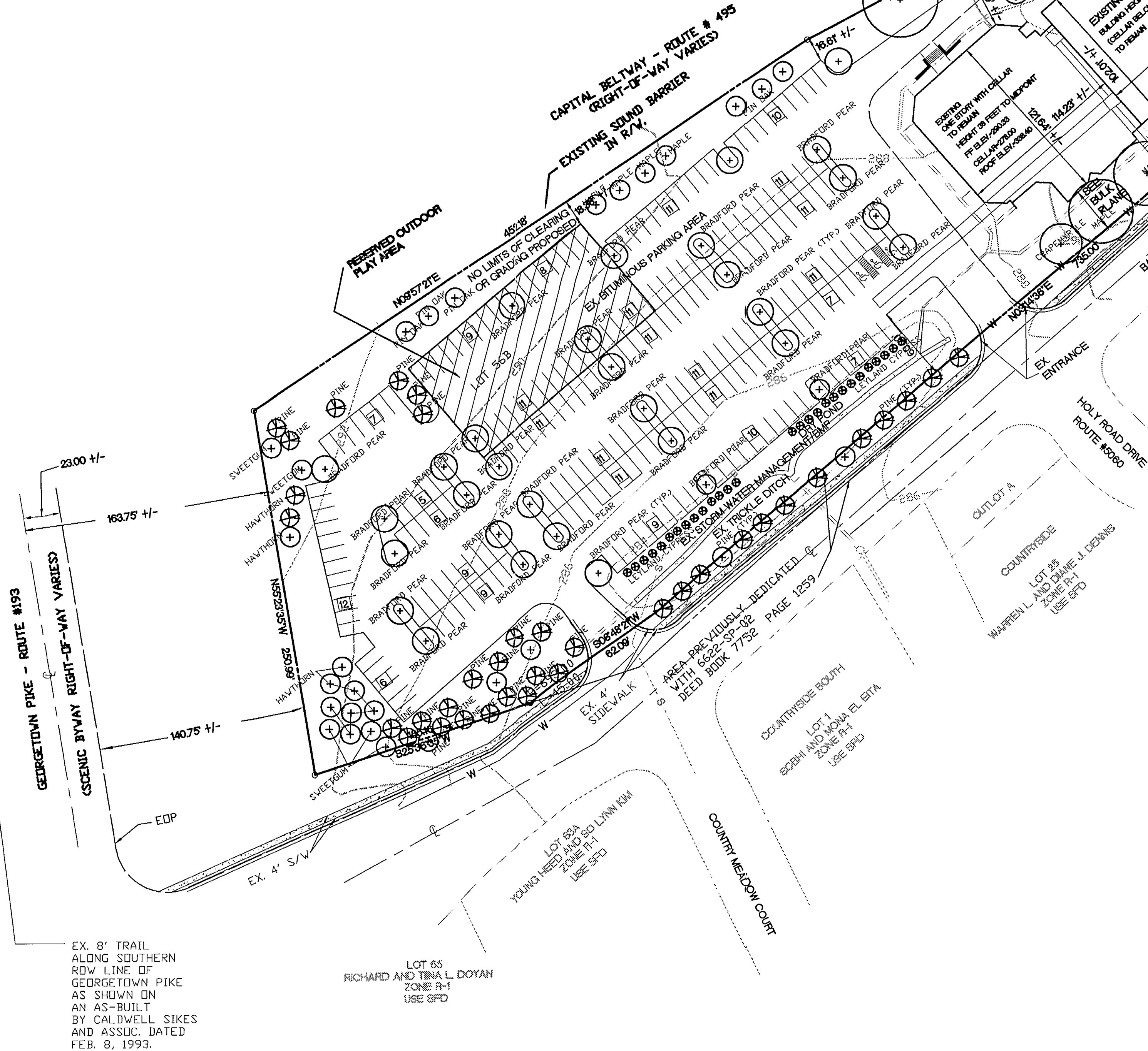
1. A WAIVER OF THE REQUIREMENT TO SUBMIT AN EVM IS HEREBY REQUESTED.
2. MODIFICATION OF TRANSITIONAL SCREENING AND WAIVER OF BARRIER REQUIREMENT ALONG BALLS HILL ROAD AND GEORGETOWN PIKE IN ACCORDANCE WITH ITEM 6 OF THE SPECIAL PERMIT.



VA STATE GRID NORTH



ANGLE OF BULK PLANE (BALLS HILL ROAD)



SITE TABULATIONS

EXISTING ZONING: R-1
SITE AREA : 250,613 SF OR 5.75328 ACRES
STREET DEDICATION: 12,783 SF OR 0.29346 ACRES (D.B. 7752 PG. 1259)
RESIDUE: 237,830 SF OR 5.45983 ACRES (AREA SUBJECT TO SPECIAL EXCEPTION)

EXISTING USE: CHURCH
PROPOSED USE: PRIVATE SCHOOL/ GENERAL EDUCATION (TEMPORARY PLACE OF WORSHIP)

MAXIMUM ALLOWABLE FAR: 0.15
FAR PROVIDED: 24,162/250613 = 0.0964 (NOT INCLUDING 11,410 S.F. CELLAR)
MINIMUM LOT WIDTH: N/A

YARDS REQUIRED:
FRONT: 50' BULK PLANE NOT LESS THAN 40'
REAR: 45' BULK PLANE NOT LESS THAN 25'
SIDE: 45' BULK PLANE NOT LESS THAN 20'

YARDS PROVIDED:
FRONT: 40.0', MIN. (SEE BULK PLANE DETAIL)
REAR: N/A
SIDE: N/A

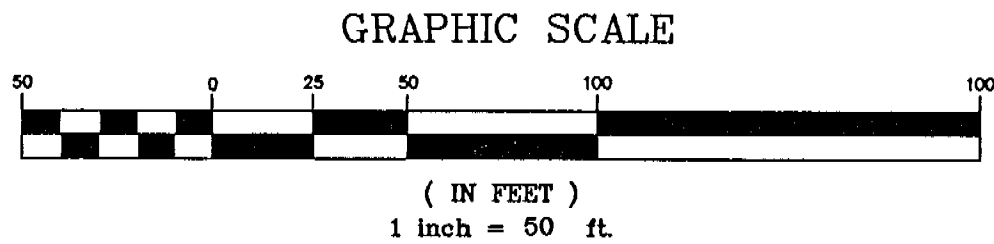
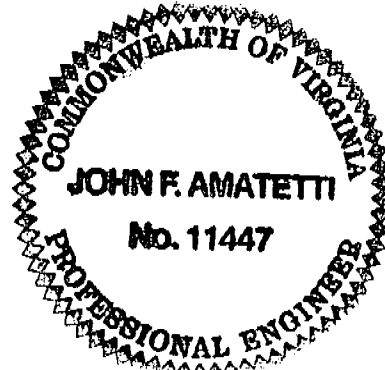
TOTAL PARKING REQUIRED: 245 SPACES (BASED ON SPECIAL PERMIT AMENDMENT FOR PLACE OF WORSHIP)
PLACE OF WORSHIP ONE SPACE PER 4 SEATS (980 SEATS) = 245 SPACES
PRIVATE SCHOOL 0.3 SPACE PER STUDENT (60 STAFF/300 STUDENTS) = 90 SPACES

TOTAL PARKING PROVIDED: 312 SPACES
BREAKDOWN OF PROVIDED PARKING:
308 REGULAR SPACES
4 HC SPACES
312 TOTAL

LOADING:
REQUIRED: (STDF) 2 SPACES
PROVIDED: 2 SPACES

OPEN SPACE REQUIRED: N/A
OPEN SPACE PROVIDED: 40%
MAXIMUM HEIGHT ALLOWED: 60'
MAXIMUM HEIGHT PROVIDED: 38' TO MIDPOINT ROOF

REQUIRED OUTDOOR PLAY AREA PER Z.O. 9-130
AREA REQUIRED: 400 SF/300 STUDENTS = 12,000 SF
AREA PROVIDED: 12,000 SF



NOTES

1. THE PROPERTY THAT IS THE SUBJECT OF THIS SPECIAL EXCEPTION PLAT CONSISTS OF THE PARCEL IDENTIFIED ON THE FAIRFAX COUNTY TAX ASSESSMENT MAP AS 21-3-((01))-0056-A AND 0056-B. THE PROPERTY IS CURRENTLY ZONED R-1 AND IS OWNED BY THE MCLEAN BIBLE CHURCH OF FAIRFAX COUNTY (D.B. 2238 PG. 73). THE PURPOSE OF THE SPECIAL EXCEPTION PLAT IS TO ESTABLISH THE USE TO PRIVATE SCHOOL/ GENERAL EDUCATION (TEMPORARY PLACE OF WORSHIP). THIS SITE IS CURRENTLY UNDER SPA 73-D-151-2 APPROVED OCTOBER 26, 1988 AND A VARIANCE CVC-88-D-095 APPROVED OCT 18 1988. THE VARIANCE ALLOWS A BUILDING SETBACK OF 44' FROM THE ROW.
2. THE HORIZONTAL DATUM IS TRUE NORTH AS SHOWN ON AN AS-BUILT BY CALDWELL, SIKES, AND ASSOCIATES DATED FEB. 8, 1993.
3. THE TOPOGRAPHY SHOWN HEREON HAS BEEN TAKEN FROM THE AS-BUILT REFERENCED IN NOTE #2. THE CONTOUR INTERVAL IS TWO (2) FEET.
4. THE BOUNDARY SHOWN HEREON HAS BEEN TAKEN FROM THE AS-BUILT REFERENCED IN NOTE #2 AND DOES NOT REPRESENT A FIELD RUN SURVEY BY VIKI, INC.
5. PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE AS SHOWN HEREON.
6. STORMWATER MANAGEMENT FACILITIES EXIST ON THE SITE IN AN EXISTING DRYPOND SYSTEM AND WILL BE MAINTAINED ACCORDING TO THE APPLICABLE ORDINANCES AND PRACTICES OF FAIRFAX COUNTY UNLESS WAIVED OR MODIFIED BY THE DIRECTOR OF DEM. ADEQUATE STORM DRAINAGE SYSTEM IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL STANDARDS AND DESIGN CRITERIA WILL BE PROVIDED.
7. TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITES OR STRUCTURES MARKING A BURIAL SITE ARE PRESENT ON THE SUBJECT PROPERTY.
8. TO BEST OF OUR KNOWLEDGE NO HAZARDOUS OR TOXIC SUBSTANCES ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY.
9. AN EXISTING 1 STORY CHURCH AND ADDITION CURRENTLY EXIST ON THE PROPERTY. THESE STRUCTURES ARE TO REMAIN AND THE ADDITION WAS CONSTRUCTED IN 1992.
10. THE ENTIRE SUBJECT PROPERTY IS LOCATED WITHIN AN RMA ZONE. NO FLOODPLAIN, R.P.A. OR ENVIRONMENTAL QUALITY CORRIDOR CURRENTLY EXISTS ON THIS PROPERTY.
11. THERE IS A SIDEWALK ALONG THE FRONTAGE OF BALLS HILL ROAD AND AN EXISTING TRAIL ALONG THE SOUTH SIDE OF BALLS HILL ROAD.
12. NO LIMITS OF CLEARING AND GRADING ARE PROPOSED.
13. NO ARCHITECTURAL SKETCHES OF TYPICAL PROPOSED STRUCTURES ARE PROPOSED.
14. DEVELOPMENT WILL COMMENCE UPON COMPLETION OF REQUIRED FAIRFAX COUNTY PLAN PROCESSING AND APPROVALS.
15. THE DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE STANDARDS WITH THE EXCEPTION OF WAIVERS AND MODIFICATIONS REQUESTED ABOVE.
16. LANDSCAPED OPEN SPACE AREAS SHOWN HEREON MAY BE MODIFIED AT THE TIME OF FINAL ENGINEERING, AS LONG AS THE AMOUNT OF LANDSCAPED OPEN SPACE AND THE NUMBER OF PLANTS DOES NOT DIMINISH.
17. ADDITIONAL SITE FEATURES SUCH AS SIGNS, LIGHTS, AND/OR RETAINING WALLS NOT REPRESENTED HEREON MAY BE PROVIDED.
18. NO ADDITIONAL IMPROVEMENTS TO THE PUBLIC RIGHT(S) OF WAY ON OR ADJACENT TO THE SUBJECT PROPERTY ARE PROPOSED WITH THIS DEVELOPMENT.
19. THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.
20. PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE AND THIS PLAT.
21. SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 12 OF THE ZONING ORDINANCE.
22. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO UTILITY EASEMENTS 25' WIDE OR MAJOR UNDERGROUND UTILITY EASEMENT ON THIS PROPERTY.
23. OUTDOOR LIGHTING SHALL MEET THE REQUIREMENTS OF THE ZONING ORDINANCE AND THE SPECIAL PERMIT.

McLEAN BIBLE CHURCH

DEED BOOK 2238, PAGE 073

(BALLS HILL CHURCH)

D.B. 6546 PG. 1621)

DRANESVILLE DISTRICT

FAIRFAX COUNTY, VIRGINIA

SPECIAL EXCEPTION

PLAT

VIKA REVISIONS

DATE: JUNE 2, 2000
CK'D: BC DWN
SCALE: 1" = 50'
PROJECT/FILE NO.: 6324
SHEET NO.: 1 OF 1

6324700.dwg 121499 123442